

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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☐ Individual appearing without attorney  
☒ Attorney for: Todd A. Frealy, Chapter 7 Trustee

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION

In re:  
JOAQUIN ANDRES "ANDY" ACOSTA,

CASE NO.: 6:14-12539 MJ  
CHAPTER: 7

# NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

**Sale Date:** 06/21/2016

Time: 11:00 am

**Location:** U.S. Bankruptcy Court, 3420 Twelfth Street, Ctrm #301, Riverside, California 92501

**Last date to file objections: 06/07/2016**

Real Property located at 1725 Angels Camp Road, Big Bear City, California 92314

All Cash; As-Is; Where-As; Closing within 30 days of Hearing Date; Subject to Approval and Jurisdiction of the U.S. Bankruptcy Court. Please see contact information below for further details.

**Proposed sale price: \$ 500,000.00**

**Overbid procedure (if any):** Initial overbid must be \$5,000 over purchase price and \$2,000 increments thereafter;  
Overbid must be received three (3) days prior to the hearing, and must be on the same terms and conditions as set forth in the Motion on file herein

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: June 21, 2016

Time: 11:00 a.m.

Ctrm: 301

United States Bankruptcy Court, 3420 Twelfth Steet, Riverside, CA 92501

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Trustee's Agent:  
Steven M. Speier  
GLASS RATNER  
P.O. Box 7637  
Newport Beach, CA 92658  
E-mail: SSPEIER@GLASSRATNER.COM  
Phone: (949) 336-1895

Date: 05/31/2016

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
3403 Tenth Street, Ste. 714, Riverside, CA 92501

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 05/31/2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

05/31/2016      Mayra Johnson  
Date                      Printed Name

  
Signature

**1. PARTIES SERVED UPON FILING VIA ECF – ELECTRONIC LIST**

- David A Akintimoye attorneydavidakintimoye@yahoo.com
- Toan B Chung tbchung@rpmlaw.com,  
toan.b.chung@gmail.com;adergalestian@rpmlaw.com
- Arturo M Cisneros arturo@mclaw.org
- Todd A. Frealy (TR) tafrustee@lnbyb.com, tfrealy@ecf.epiqsystems.com
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- Gregory K Jones GJones@dykema.com, EDraper@dykema.com
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- Barry L O'Connor udlawBK@aol.com
- J. Alexandra Rhim arhim@hemar-rousso.com
- Cathy Ta cathy.ta@bbklaw.com,  
Arthur.Johnston@bbklaw.com;lisa.spencer@bbklaw.com
- United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov

**IDENTITY OF ELECTRONIC SERVICE PARTIES**

DAVID A. AKINTIMOYE	COUNSEL FOR FLAVIO CAMACHO AND BLACKROCK, INC.
TOAN B CHUNG	COURTESY NEF
ARTURO M. CISNEROS	TRUSTEE'S COUNSEL
TODD A. FREALY	TRUSTEE
BARRY S. GLASER	COUNSEL FOR SAN BERNARDINO COUNTY, TREASURER TAX COLLECTOR
ROBERT GRAWL	COUNSEL FOR PEOPLE'S UNITED EQUIPMENT FINANCE CORP
EVERETT L. GREEN	OFFICE OF THE US TRUSTEE
LAUREL A. HOEHN	CALEGARI LAW CORPORATION
JEFFREY HURON	COUNSEL FOR ERIC BEATTY, RECEIVER
GREGORY K. JONES	COUNSEL FOR ERIC BEATTY, RECEIVER
KIANA KHAJEH	MALCOLM & CISNEROS, TRUSTEE'S COUNSEL
RIKA KIDO	SHULMAN HODGES, COUNSEL FOR
WILLIAM G. MALCOLM	COUNSEL FOR TRUSTEE
CHRISTOPHER MINIER	COUNSEL FOR COUNTY OF SAN BERNARDINO, JUDGMENT CREDITOR
BARRY O'CONNOR	COUNSEL FOR ROBERT L. CHANEY AND BRENDA F MCCLELLAND-CHANEY
J. ALEXANDRA RHIM	COUNSEL FOR ERIC BEATTY, RECEIVER
CATHY TA	COUNSEL FOR CITY OF BIG BEAR LAKE